

GENERAL NOTES

- Existing Zoning: R-A-15
- Gross Area of Tract: 8.131 Acres
- Development is to be condominium units with private roads and parking.
- Number of units proposed: 138
- Number of parking spaces required: 276 (2 per unit)
- Number of parking spaces provided: 287
- Total area of private roads and parking: 101,920 sf (2.34 Ac)
- Public water mains will be built as required to serve all fire hydrants. The balance of the water system and all the sewer will be private.
- Topography was field run, August, 1987.
- Sediment and Erosion Control measures will be provided with the submission of the Site Development Plan.
- All utilities shown as existing were compiled from available records and field survey.
- Site can be found in the Howard County Soil Survey, on Map number 19.
- Stormwater management is provided by a central facility. See Dorsey Hall Section 2, Area 1, P-85-16.
- See Office of Planning and Zoning Files: S-78-20, P-84-27, P-86-26, F-85-16, F-85-56, F-86-192, WP-88-71.
- Recording reference: Plats 6949 & 6950.
- Where it is not possible to provide berming at the project boundaries, it is the intention of the developer to provide heavier landscaping as a "comparable element".

DENSITY TABULATION

Parcel	Acreage	No. Units Allowed	No. Units Proposed*	Units/Acre
I	6.196	93	84	13.6
J (Apt.)	5.525	83	114	20.6
J (Att.)	2.250	18	18	8.0
J (Total)	7.775	101	132	17.0
K	8.131	122	138	17.0
Remainder of R-A-15 Area	4.430	66	---	---
Total	26.532	382	354	13.3

*See letter from Director of Planning and Zoning to HRD, dated September 9, 1986.

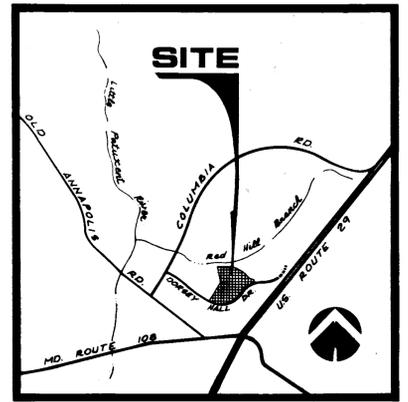
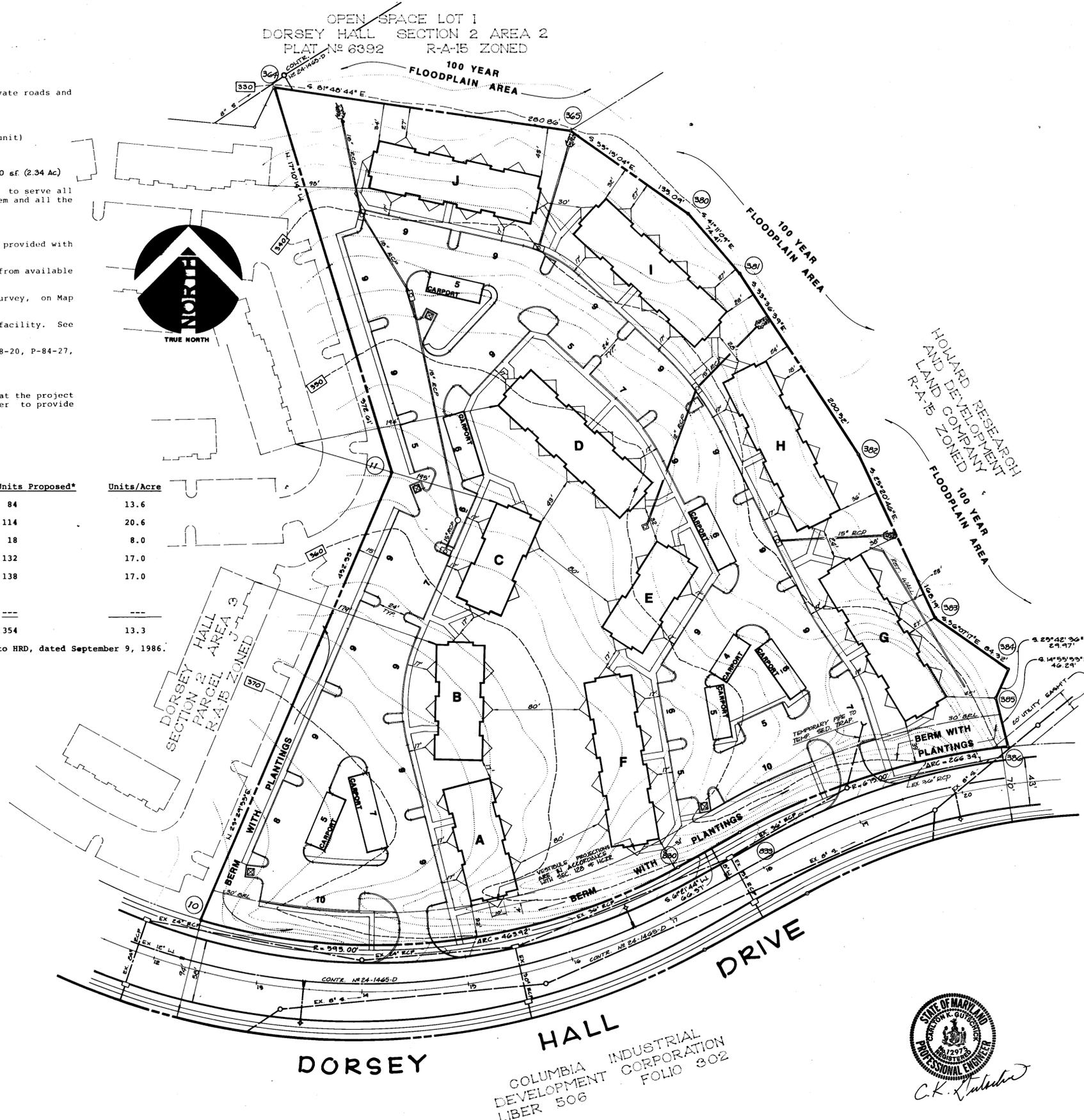
BUILDING TABULATION

Building	Number of Units
A	11
B	11
C	10
D	16
E	10
F	16
G	16
H	16
I	16
J	16
Total	138

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED TRASH DEMPSTER
- PROPOSED PARKING SPACES

OPEN SPACE LOT 1
DORSEY HALL SECTION 2 AREA 2
PLAT No 6392 R-A-15 ZONED



LOCATION MAP
SCALE: 1" = 2000'

COORDINATE TABLE

No.	NORTH	EAST
11	513774.0000	845510.0000
364	514130.0000	845400.0000
365	514090.0000	845678.0000
380	514013.0000	845789.0000
381	513957.0000	845838.0000
382	513790.0000	845949.0000
383	513638.0000	846021.0000
384	513591.0000	846091.0000
385	513564.0000	846078.0000
386	513517.2700	846089.9300
833	513440.4300	845837.3300
830	513408.6200	845779.0800
10	513358.9880	845329.5540



TENTATIVELY SET FOR ON 12-29-87
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR 4.19.88 DATE WKS

GLW GUTSCHICK LITTLE & WEBER, P.A.
ENGINEERS, PLANNERS, SURVEYORS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20886

OWNER:
CAPITAL HOMES, INC.
10200 GORMAN RD.
LAUREL, MD 20707
(301) 953-6671

SKETCH PLAN
DORSEY HALL -- Parcel K
SECTION 2 AREA 3
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE 1" = 50'	CONTOUR INTERVAL 2 FT.	G.L.W. FILE No. 87-042
DATE MARCH 1988	TAX MAP No. 30	SHEET 1 of 1

DATE	REVISION	BY	APPR.